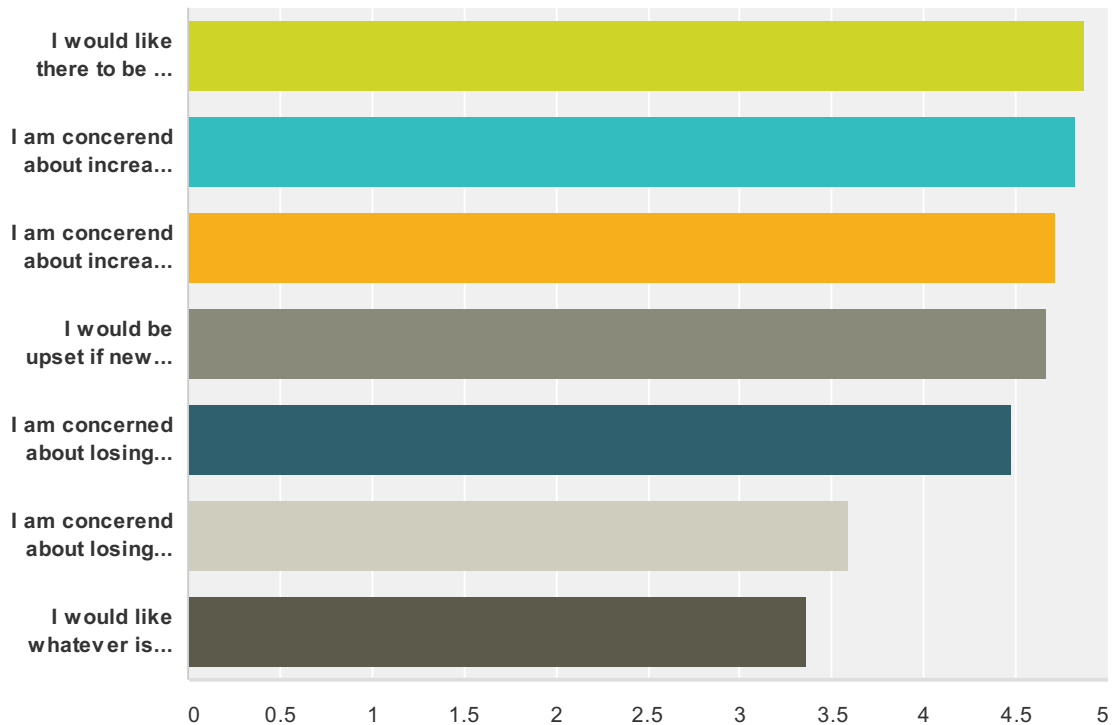


Q1 In considering potential development of the North 40, please rate your agreement with the following statements:

Answered: 61 Skipped: 0



	Strongly disagree	Somewhat disagree	Neutral	Somewhat agree	Strongly agree	Total	Average Rating
I would like there to be a buffer-zone of forest-land between the Woodlands neighborhood and any development.	1.64% 1	0.00% 0	3.28% 2	0.00% 0	95.08% 58	61	4.87
I am concerend about increased traffic in the Woodlands neighborhood.	3.28% 2	0.00% 0	0.00% 0	4.92% 3	91.80% 56	61	4.82
I am concerend about increased traffic on Weston road.	3.33% 2	0.00% 0	5.00% 3	5.00% 3	86.67% 52	60	4.72
I would be upset if new roads entered into the Woodlands neighborhood from the North 40 development.	1.67% 1	1.67% 1	6.67% 4	8.33% 5	81.67% 49	60	4.67
I am concerned about losing natural forest land.	6.56% 4	0.00% 0	4.92% 3	16.39% 10	72.13% 44	61	4.48
I am concerend about losing the community gardens that are currently present in the North 40.	14.75% 9	1.64% 1	26.23% 16	24.59% 15	32.79% 20	61	3.59
I would like whatever is built to produce revenue for the town.	13.79% 8	3.45% 2	43.10% 25	12.07% 7	27.59% 16	58	3.36

Woodlands North 40 Survey

Q2 I have concerns you did not mention, and they are:

Answered: 28 Skipped: 33

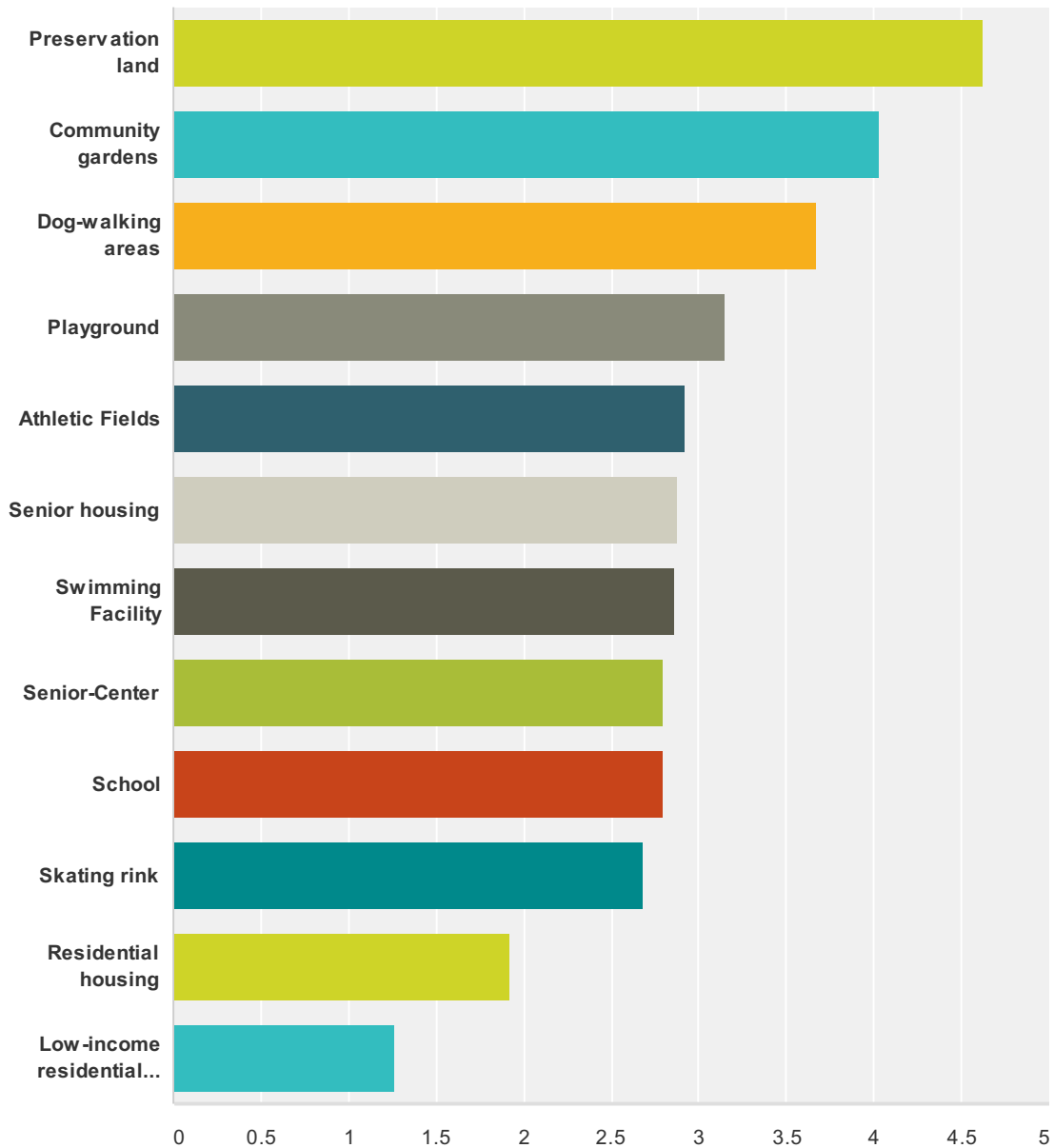
#	Responses	Date
1	Concerns about creating a new route from Turner to Route 135 that reduces traffic on Weston Road.	6/22/2014 2:58 PM
2	Would like to keep it as conservation land.	6/20/2014 8:05 PM
3	I FEEL AS THOUGH IT WOULD NOT BE WISE TO ALLOW ANY NEW HOUSING OR OTHER DEVELOPMENT THAT WOULD REQUIRE NUMEROUS VEHICLES TO TRAVEL TO THE AREA.	6/18/2014 3:51 PM
4	IF THEY CONSTRUCT ROADS INTO WOODLANDS THEY MUST BE NOT LINED UP DIRECTLY WITH EXISTING ROADS. MORE STOP SIGNS FOR WOODLANDS AND SPEED BUMPS.	6/17/2014 8:56 AM
5	Environmental concern about disturbing area that was the town landfill.	6/16/2014 10:45 PM
6	question of toxic waste under North 40 and possible poisoning of Morses Pond aquifer via run-off resulting from development.	6/16/2014 3:30 PM
7	effect upon the Town wells at Morses Pond - if developed it will have an impact on the quality of our drinking water.	6/16/2014 11:24 AM
8	The landfill under the North 40 is a SIGNIFICANT concern for the following reasons: 1. contents and extent of contamination are unknown. 2. No known/public studies have been undertaken to determine the extent of possible contamination and the possible effects of exposure and or disruption of the existing contents to abutting owners; nor of changes to drainage patterns and excavation activities which will occur as a result of any significant construction on the site 3. If the Town were to procure the property, because of the lack of current information regarding the issues in 1 and 2 above, the true cost to the town and its taxpayers is not calculable 4. Construction will inevitably uncover unknown contents 3. Abutter impact cannot be currently calculated 4. Abutting residents (woodlands) will bear the brunt of any contaminated material exposure and/or remediation efforts, along with the general disruption and potential property value impacts associated with the topics listed above	6/16/2014 10:52 AM
9	The exposure to toxins as a result of the development of the land that had the old dump	6/16/2014 9:04 AM
10	I would prefer a school or town fields to be built rather than have the land developed with new homes that would crowd our currently crowded elementary schools.	6/16/2014 5:55 AM
11	that the newly developed area, depending on what gets built there, leads to devaluation of the properties in the Woodlands neighborhood	6/15/2014 4:24 PM
12	the potential noise generated by traffic to new developed land (IE: delivery truck backup alarms at night/early morning, noise from trash pickup (typically early morning). also the increased demand on town services.	6/15/2014 1:46 PM
13	If more housing is developed, I am concerned about increased demand on schools and other town resources.	6/14/2014 5:41 PM
14	Whatever study they do will say that it will not impact traffic, that is nonsense. Weston Rd now is ridiculous when it comes to traffic and it will only get worse as well as Turner Rd.	6/14/2014 4:37 PM
15	The old Wellesley College oil storage building that was located on the North 40 between the railroad tracks and the Aqueduct, it was demo years ago, is the site oil free? An old fire hydrant might still be near the site. Move community gardens to a less visible location.	6/14/2014 4:35 PM
16	I'm more concern about a developer buying the land, and doing whatever they like with the property. I would rather have the town buy the property so we can have input on what is developed there.	6/14/2014 4:22 PM
17	I do not want to see any access roads cut into Turner Road. If this parcel is going to be developed the access must be on Weston with two roads entering the new neighborhood. One somewhat near the corner of Turner Road and one by the switching station at the base of Linden Street and Weston Road.	6/14/2014 2:23 PM

Woodlands North 40 Survey

18	Foremost priority should be to preserve the land. This is an issue for all of Wellesley, not just abutters of the North 40. If you look at a map of Wellesley that shows forested land open to the public, we have much less vs. comparable towns. We cannot afford to lose 40+ acres to any kind of development, be it town or private. The town should not be shortsighted: once this land is developed it is gone forever. Having in place zoning regulations that make builders preserve/conserv 50% still destroys the integrity of the landscape - it will be divide into piecemeal. We need to also consider the abundant wildlife which reside in the North 40. The town does not need to pave over every possible inch of available land. The town should only buy the North 40 if it is committed to preservation for future generations.	6/14/2014 12:48 PM
19	I favor preservation above all else. Town development (school or playing fields) will cause more traffic, pollution, and noise. Private housing development will also contribute to these negative effects on citizen health and safety although to a lesser degree. More attention should be paid to the environmental outcomes of favoring preservation over any kind of development as Wellesley has already become more urbanized and will continue to do so. I am very concerned about any negative effect of town or private development of the North 40 on access to and safety of our town water supply given the presence of wellheads and aquifers on the North 40.	6/14/2014 12:32 PM
20	Any development that allows direct access to the woodlands would be terrible for the neighborhood-even if there is a buffer zone of forestland.	6/14/2014 11:55 AM
21	I am strongly concerned about the trails for biking and the turkeys and other animals i see on a daily basis. This would also impact my desire to explore the outdoors with my biking fishing metal detecting and boating skills	6/14/2014 8:49 AM
22	Major concerns: The Marshall C. Springs dumping area at north 40 and I would hope that the town's people are not going to be taxed again for any removal expenses. There is probably a lot of other toxic stuff that has been buried there over the years. The Woodlands neighbors area have also had an enormous amount of cancer. Pretty close to each and every home in the area. Would not like to see a school or a soccer field located as this would not bring in extra revenue to the town.	6/14/2014 8:30 AM
23	Property values due to increase density Things that come with increase traffic such as street safety, noise, increase truck traffic to service new housing, school, etc and using the street as cut through for those not will to sit on Weston Rd	6/14/2014 7:27 AM
24	The loss of the last true piece of open space would be devastating to the town.	6/14/2014 7:25 AM
25	Safety, traffic and revenue for the town key concerns	6/13/2014 10:26 PM
26	Traffic traffic traffic is my concern.	6/13/2014 7:13 PM
27	Construction period and construction noise and traffic during any development. I would be very sad to lose the natural forest space. My greatest wish is that the integrity of Woodlands is not compromised, in that there's a buffer land of forest between Woodlands any any development, and that no new roads enter Woodlands.	6/13/2014 5:20 PM
28	I am concerned about the effect of lighting in the neighborhood for playing fields, etc. I am also concerned that the loss of the woods will increase train and traffic noise.	6/13/2014 2:27 PM

Q3 In considering uses of the North 40, please rate the desirability of each of the following options. Keep in mind that the land could be used for multiple purposes:

Answered: 61 Skipped: 0



	Very undesirable	Somewhat undesirable	Neutral	Somewhat desirable	Very desirable	Total	Average Rating
Preservation land	5.00% 3	0.00% 0	5.00% 3	8.33% 5	81.67% 49	60	4.62
Community gardens	5.00% 3	5.00% 3	23.33% 14	15.00% 9	51.67% 31	60	4.03
Dog-walking areas	13.33% 8	1.67% 1	26.67% 16	21.67% 13	36.67% 22	60	3.67

Woodlands North 40 Survey

Playground	20.00% 12	11.67% 7	16.67% 10	36.67% 22	15.00% 9	60	3.15
Athletic Fields	20.00% 12	25.00% 15	11.67% 7	30.00% 18	13.33% 8	60	2.92
Senior housing	17.54% 10	17.54% 10	33.33% 19	22.81% 13	8.77% 5	57	2.88
Swimming Facility	32.76% 19	10.34% 6	12.07% 7	27.59% 16	17.24% 10	58	2.86
Senior-Center	22.03% 13	15.25% 9	33.90% 20	18.64% 11	10.17% 6	59	2.80
School	33.90% 20	13.56% 8	15.25% 9	13.56% 8	23.73% 14	59	2.80
Skating rink	35.59% 21	8.47% 5	20.34% 12	23.73% 14	11.86% 7	59	2.68
Residential housing	50.85% 30	22.03% 13	16.95% 10	5.08% 3	5.08% 3	59	1.92
Low-income residential housing	82.46% 47	8.77% 5	8.77% 5	0.00% 0	0.00% 0	57	1.26

Q4 I strongly desire something that was not listed, and that is:

Answered: 9 Skipped: 52

#	Responses	Date
1	LARGE RECREATION AREA FOR COMMUNITY WITH ATTACHED SENIOR CENTER.	6/17/2014 8:59 AM
2	Use the land for the benefit of hundreds of kids playing soccer and sports year round. Not a few farmers and dog walkers.	6/14/2014 5:02 PM
3	I strongly desire so see the town make a decision on Saint James property to develop athletic fields and double hockey rinks so the project can support itself instead of the town 'bonding' its way to buying what captures its fancy.	6/14/2014 2:25 PM
4	re residential- certain portion of affordable housing ok with me	6/14/2014 9:43 AM
5	I strongly desire preservation land from its benefits to the community i think it could help kids be more active and desire to play outside than to play video games which do not help you in life what so ever	6/14/2014 8:56 AM
6	Whatever is done to that property, please do something that will not drive the senior citizens out of this town. Most seniors have built this lovely town and are being penalized for living here new additional taxes, the lack of a free standing senior center (where is the money that was donated to the town)	6/14/2014 8:38 AM
7	Condos age 55 and up.	6/13/2014 10:23 PM
8	A swimming pool	6/13/2014 2:29 PM
9	if the town is not going ahead with a plan for building a pool, then i would like to see a indoor pool there	6/13/2014 1:49 PM

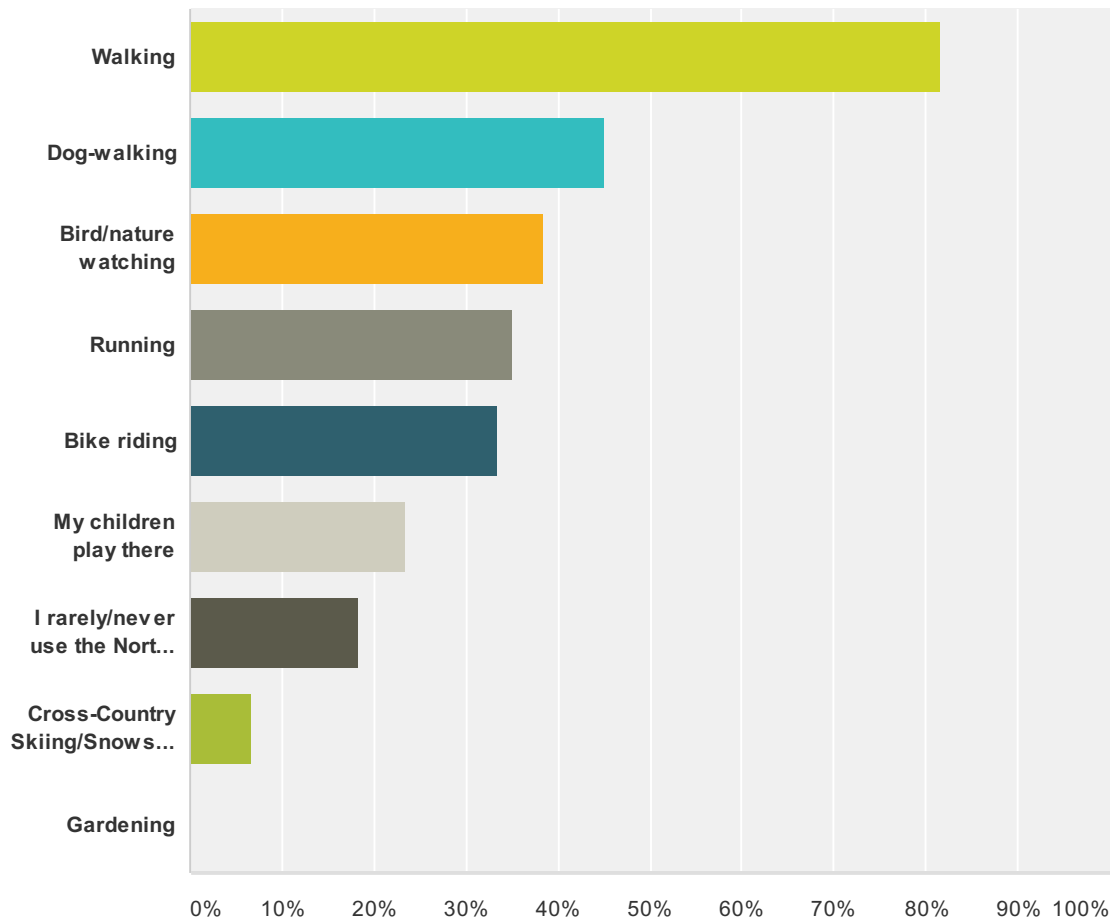
Q5 I strongly oppose something that was not listed, and that is:

Answered: 10 Skipped: 51

#	Responses	Date
1	Any fields with lighting; we have lit fields at Honeywell that are rarely used and several other fields there that could be lit at much lower cost or neighborhood impact.	6/22/2014 3:00 PM
2	RETAIL AREA	6/17/2014 8:59 AM
3	anything that is going to increase traffic on Weston Road - it is already a nightmare.	6/16/2014 11:27 AM
4	Any commercial use; expanded roadways which would feed through the Woodlands	6/16/2014 10:54 AM
5	shopping center	6/15/2014 4:31 PM
6	commercial development	6/15/2014 1:49 PM
7	Any other commercial development	6/14/2014 12:02 PM
8	I strong oppose to more housing and anything that would ruin our strong desire to be active in the wellesley community. I think if this would ever happen it would be like somebody died in my family because how much the ability to play outside affects my life	6/14/2014 8:56 AM
9	We do not need another school. Remember when we closed the six schools and built Sprague?????? High School???? It is time we maintain what we have instead of tossing it out like an old pair of shoes. You may think money grows on trees, but many townspeople do not make the hundred thousand dollar salary.	6/14/2014 8:38 AM
10	Hospital or health care facility	6/13/2014 2:29 PM

Q6 In what ways do you currently use the North 40 (check all that apply)?

Answered: 60 Skipped: 1



Answer Choices	Responses
Walking	81.67% 49
Dog-walking	45.00% 27
Bird/nature watching	38.33% 23
Running	35.00% 21
Bike riding	33.33% 20
My children play there	23.33% 14
I rarely/never use the North 40.	18.33% 11
Cross-Country Skiing/Snowshoeing	6.67% 4
Gardening	0.00% 0
Total Respondents: 60	

#	Other (please specify)	Date
1	drive by it - the increase of traffic will be huge if it is a school, fields or development	6/16/2014 11:27 AM

Woodlands North 40 Survey

2	For me, I value and the open space. The absence of additional traffic, sewerage, etc. is what I value.	6/14/2014 3:39 PM
3	children played there when younger	6/14/2014 9:45 AM
4	I also take friends and family there for an adventure	6/14/2014 8:57 AM
5	I enjoy watching the gardens growing.	6/14/2014 8:39 AM
6	Snowshoeing, X country skiing in winter.	6/14/2014 7:30 AM
7	Hiking,snowshoeing	6/14/2014 7:27 AM
8	I used to when i had dogs	6/13/2014 10:24 PM
9	As a short cut to Linden Street	6/13/2014 2:30 PM

Q7 Do you have any additional comments for your Woodlands neighborhood representative?

Answered: 21 Skipped: 40

#	Responses	Date
1	Whatever goes in the North 40, I don't want the Woodlands to be changed.	6/23/2014 7:26 PM
2	Thank you for creating a steering committee and involving the neighborhood.	6/22/2014 3:01 PM
3	We are concerned about disturbing the land over our watershed area and would like the EPA to look into the matter and advise. Also concerned about all the wildlife we have living there.	6/20/2014 8:14 PM
4	HOW DO WE STAY ABREAST WITH COMMUNICATIONS?	6/17/2014 9:00 AM
5	I definitely think that something should be done with that area because it is a TOTAL EYESORE to anyone driving down Weston Road. It looks like a junkyard whenever I drive past it so would wholeheartedly support it being developed in something more pleasing to the eye, however, nothing that would cause an huge increase in traffic to that area which is already congested with Rt 9 traffic making its way to the center of town and Linden St.	6/17/2014 12:30 AM
6	keep this land undeveloped. Once cut and paved there is no going back!	6/16/2014 11:28 AM
7	Please raise the issue re: the landfill and the potential risks associated with its exposure during any construction process; as well, potential costs for remediation/liability associated with disruption of the current landfill	6/16/2014 10:56 AM
8	Very simply, Weston Road at that point is a traffic nightmare. The poorly designed traffic lights at Weston and Linden only add to the problem. The only way to alleviate traffic congestion is to make Weston at least three or four lanes, and have better turning onto Central Street. Addition traffic on Weston is a disaster in the making.	6/16/2014 9:07 AM
9	Thank you for representing the neighborhood!	6/14/2014 5:43 PM
10	Don't let them build anything that will effect the little bit of woodlands that exist in all of Wellesley.	6/14/2014 4:40 PM
11	Weston Road is over capacity as it is. It is narrow, unsafe for cyclists, seemingly hard for emergency vehicles to access. There is no use besides full preservation that Weston Road can handle.	6/14/2014 3:40 PM
12	I think it is sad that all meetings are held during normal working hours. How are we supposed to pay high property taxes and not work?	6/14/2014 2:54 PM
13	We need to ensure that the safety of our water supply is not compromised since there are wellheads and aquifers on it. If the North 40 is unfortunately developed, the impact of that development must be mitigated as much as possible re traffic, congestion, noise, pollution. Any development will have a significant impact on the quality of life for the entire town since Weston Road is a major thoroughfare both for residents and commuters from other towns. It could also have a possible negative economic impact on Wellesley Center since the resultant problems could dissuade patrons from wanting to deal with all the issues (e.g., traffic).	6/14/2014 12:56 PM
14	We need to organize and fight to keep the North 40 as preservation land.	6/14/2014 12:35 PM
15	Like to see this neighborhood remain free of additional traffic - the streets are great for walking and biking - anything that changes this would be a big negative	6/14/2014 12:06 PM
16	I hope this never happens because it would be a major loss to the Wellesley community and would affect a generation of Wellesley kids	6/14/2014 8:58 AM
17	Do we have a chance or is this all politics and the decisions have already been made.	6/14/2014 8:40 AM
18	For some reason, did not receive email. Just a comment re survey. It covered everything but found that I was filling out incorrectly at first as I am use to most desirable being 1st.	6/14/2014 7:33 AM
19	This entire process needs to be slowed down. What is the rush to try to develop something that has been open space for several hundred years!	6/14/2014 7:29 AM

Woodlands North 40 Survey

20	Remember as neighbors we are impacted by everything that is built on the North 40. The noise and traffic generated by a school, the lack of any return on town owned buildings.....	6/13/2014 10:32 PM
21	Thanks for doing this. You are awesome.	6/13/2014 5:24 PM

Q8 Please provide your first name and street address. This info will NOT be shared with anyone, and will only be seen by the survey administrator to help him determine survey response rates. If you wish to remain anonymous, you may leave this blank.

Answered: 47 Skipped: 14

#	Responses	Date
1	Mary Vaccari 2 Simpson	6/23/2014 7:27 PM
2	Charles Monks 1 Simpson Rd	6/23/2014 7:25 PM
3	Clare Scannell 22 Bradley	6/23/2014 7:24 PM
4	Rick, 11 Simpson	6/21/2014 5:24 PM
5	Elaine Wilson 11 Simpson Rd.	6/21/2014 3:39 PM
6	Brigitte 11 Marshall Rd.	6/21/2014 8:47 AM
7	Charles and Nancy 1 Simpson Rd.	6/20/2014 8:16 PM
8	Alexis Yost Fougere 49 Patton Rd.	6/18/2014 3:55 PM
9	Bobby Sheth 27 Turner Road Wellesley, MA	6/18/2014 2:46 PM
10	Louis Gefteas, 14 Mac Arthur Rd	6/17/2014 11:51 AM
11	Loretta Jaksic, 8 Hodges Ave, Wellesley 02482 lorettajaksic@verizon.net	6/17/2014 9:01 AM
12	Amy Wagner - 24 Marshall Rd.	6/17/2014 7:18 AM
13	Sue 15 MacArthur Rd,	6/17/2014 12:30 AM
14	Bill 39 Mac Arthur Road	6/17/2014 12:24 AM
15	Dodie - 240 Weston road	6/16/2014 10:48 PM
16	John Fortini 8 MacArthur Rd	6/16/2014 11:28 AM
17	Robin 12 Marshall	6/16/2014 10:56 AM
18	Steven 30 Halsey.	6/16/2014 9:08 AM
19	Ashley Ranaldi 9 Patton Road	6/16/2014 5:57 AM
20	Ralph 4 Hodges Ave	6/15/2014 10:36 PM
21	Jay Balboni 36 Patton Road	6/15/2014 1:50 PM
22	Ruth 22 Halsey Avenue	6/14/2014 8:01 PM
23	Carol Nahass MacArthur Road	6/14/2014 7:57 PM
24	Alyson 10 MacArthur Rd	6/14/2014 5:43 PM
25	Dan	6/14/2014 5:04 PM
26	Elliot 11 Turner Rd	6/14/2014 4:40 PM
27	Sheila, 42 Halsey Ave	6/14/2014 4:24 PM
28	Stephen 41 turner	6/14/2014 2:26 PM
29	Steve Grossman 37 turner Road Wellesley, MA 02482	6/14/2014 12:56 PM

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30	Jennifer Tebbe-Grossman	6/14/2014 12:37 PM
31	Karen McHenry 3 MacArthur Road	6/14/2014 12:31 PM
32	Marci, 31 Turner Road	6/14/2014 12:28 PM
33	Tim 36 hodges	6/14/2014 12:07 PM
34	David at 36 Marshall Rd	6/14/2014 10:24 AM
35	Hodges Ave	6/14/2014 9:46 AM
36	Tom 223 Weston Rd.	6/14/2014 9:36 AM
37	Eric Karofsky, 34 Halsey Ave ekarof@yahoo.com	6/14/2014 9:26 AM
38	43 MacArthur rd wellesley ma	6/14/2014 8:59 AM
39	Jane Hammond 19 Halsey Ave	6/14/2014 7:33 AM
40	Thomas Hammond. 19 Halsey Avenue	6/14/2014 7:30 AM
41	Anna 10 Halsey ave . Resident for 42 years	6/13/2014 10:25 PM
42	JoAnn Jones 5 Halsey Ave	6/13/2014 7:29 PM
43	Maura 16 Bradley Avenue	6/13/2014 7:21 PM
44	Elaine halsey ave	6/13/2014 7:14 PM
45	Jack Davis, 36 Marshall Road	6/13/2014 5:24 PM
46	Maria 36 Marshall Rd	6/13/2014 2:30 PM
47	michelle 8 marshall rd	6/13/2014 1:49 PM